# Haryana Government Gazette

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**LEGISLATIVE SUPPLEMENT**

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**PART-I**

**HARYANA GOVERNMENT**

LAW AND LEGISLATIVE DEPARTMENT

**Notification**

The 19th January, 2026

**No. Leg. 4/2026.—** The following Act of the Legislature of the State of Haryana received the assent of the Governor of Haryana on the 12th January, 2026 and is hereby published for general information:-

**HARYANA ACT NO. 4 OF 2026**

# THE HARYANA ABADI DEH (VESTING, RECORDING AND RESOLVING OF OWNERSHIP RIGHTS) ACT, 2025

**AN**

**ACT**

*to provide for vesting, recording and resolving of ownership rights within the abadi deh area of a revenue estate in the occupier and the matters connected therewith or incidental thereto;*

WHEREAS, the rights in the land both possessory and proprietary were crystallized through a process called settlement of land holdings which is embodied in the Punjab Settlement Manual and eventually lead to enactment of the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887). The record of rights of the private agricultural land were prepared by recognizing the permanent right of an individual to occupy the land leading to creation of proprietary right in the land, or in other words called as ownership, besides keeping apart the common land for common use called as "shamilat deh", the possessory and proprietary rights of which also vested in the proprietors subject to the village administration paper known as "Sharat Wazib-ul-arz";

WHEREAS, the agricultural land in the revenue estate was demarcated into khewats, khatonis and khasra numbers and was made amenable to assessment of land revenue, however, the inhabited area of the village together with the small plots attached in which cattle were penned, manure was stored and straw was stacked and other waste land attached to the village site was measured in one number, and single khewat, khatoni and khasra number was allotted to such area called as "abadi deh". The said area was not assessed to land revenue;

WHEREAS, the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961) was enacted to consolidate and amend the law regulating the rights in shamilat deh and abadi deh. By virtue of vesting provision as embodied in clause (b) of sub-section (1) of section 4 of the said Act, all rights, title and interests whatever in the land which was situated within or outside the abadi deh of a village and which was under the house owned by a non-proprietor, were deemed to have been vested in such non-proprietor, on the commencement of shamilat law;

WHEREAS, despite vesting provided under the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961), the common rule of ownership within abadi deh remained and followed even today is that ownership follows possession, however, neither there has been an acknowledgement of such ownership over the land in abadi deh nor a valid corresponding legal document has ever been prepared which shall validate and recognize an individual as an owner of the land in abadi deh, occupied by such an individual permanently. As a result of which, the household in abadi deh have been deprived of recognized ownership rights over the land vested and occupied by them permanently;

WHEREAS, the abadi deh area in the State of Haryana has remained without recording of rights of the proprietors, preparation of record or the marking of boundaries by carrying out a survey. The right holder enjoy the use and occupation of the land/property during their lifetime and on death, the rights including possession pass on to the successor-in-interest(s), however, great hardship is caused in transferring of rights, i.e. ownership, lease, will, mortgage etc. in the absence of recorded rights. This has over the years resulted in disputes about demarcation of boundaries and identification of rights in the dwelling and other areas; besides causing hardship in the effective transfer of rights;

WHEREAS, considering it necessary to endow the proprietary rights on the occupier in the abadi deh, a Memorandum of Understanding (MoU) was signed on the 8th March, 2019 between the Survey of India (SoI) and the State Government for survey, and updating of survey and settlement rewards. Thereafter, a pilot project was launched in the village Sirsi (Karnal) on the 24th April, 2020 wherein survey was conducted for mapping the area for the purposes of preparing record of rights. Thereafter, survey of villages abadi and mapping with improvised technology in village areas, shortly known as SVAMITVA scheme, was initiated as a reformative step towards establishment of clear ownership of property in rural inhabited abadi areas, by mapping of land parcels using drone technology and providing 'Record of Rights' to village household owners with issuance of legal ownership card i.e. SVAMITVA Rights Certificate/Property Identification Right Certificate/ Certificate/ Deed of Title/Ownership to the property owner(s). Under the said scheme, drone mapping was carried out extensively in several villages of State of Haryana by Survey of India for demarcating the land within abadi deh area and title deeds were executed and property cards were issued declaring the individuals as owners of the land occupied by them in the abadi deh areas;

WHEREAS, amendment in Haryana Land Records Manual was carried out vide notification No CFMS-824-R-2022/3185, dated the 1st April, 2022 by adding a new Chapter 7A titled as "The Record of Rights-Abadi Deh" for prescribing a procedure for identifying and preparing the record of rights and resolving the existing rights of the occupier within the abadi deh by a process of ascertaining the person entitled to be recorded as owner, on best effort basis;

WHEREAS, it has been felt expedient to provide a statutory recognition to the entire process carried out and sought to be carried out in future for preparation of record of rights in abadi deh areas in the State of Haryana and thus this Act. The object of this Act is to identify, record and resolve the existing rights of the occupiers within the abadi deh by a process of ascertaining the person(s) best entitled to be recorded as owner and vesting the ownership rights in such person(s); besides, demarcating, delineating the boundaries and areas of each survey unit and to create a presumption of truth in the records so prepared, though rebuttable;

WHEREAS, considering that despite providing of vesting of the land having house constructed thereupon within the abadi deh area in the proprietor and non-proprietor in the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961) due to lack in preparation of corresponding record of such vesting and subsequent changes, it is deemed necessary to provide for a cut-off date for ascertaining the person(s) best entitled to be recorded as owner(s) which was initiated by way of Memorandum of Understanding signed on the 8th March, 2019 between the Survey of India and the State Government and further by way of SVAMITVA scheme and since the Memorandum of Understanding was signed on the 8th March, 2019 between Survey of India and the State Government, the said date is being considered as appointed cut-off date for the purposes of this Act;

And whereas, the preparation of record shall provide for development of the abadi deh that preserves the heritage of the village to the extent possible, provide and upgrade civic services and environment in villages to integrate them with planned urban development, levying any cess/ tax for community development, enhance the land value by improving the lay out and provide a road map or development norms for villages in an easy and simple manner and further for facilitating the occupier for monetizing the property by taking financial assistance etc.

Be it enacted by the Legislature of the State of Haryana in the Seventy-sixth Year of the Republic of India as follows:-

Short title, extent, application and commencement.

**1.** (1) This Act may be called the Haryana Abadi Deh (Vesting, Recording and Resolving of Ownership Rights) Act, 2025.

(2) It extends to the whole of the State of Haryana.

(3) It shall apply on abadi deh areas falling outside municipal limits:

Provided that if process of recording of rights is commenced under this Act or had commenced from the appointed day, the same shall be concluded or deemed to have been concluded under this Act, even if before such conclusion, the area comes within municipal limits.

(4) It shall be deemed to have come into force with effect from the 26th November, 2025.

**2.** (1) In this Act, unless the context otherwise requires, - Definitions.

(a) "abadi deh" means the site recorded as such in the Record of Rights prepared and maintained under the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887), which is not assessed to land revenue;

(b) "appointed day" for the purposes of this Act shall be the 08th March, 2019 i.e. the day on which Memorandum of Understanding was signed between the Survey of India and the State Government;

(c) "Assistant Collector 1st Grade" means and includes an officer as notified under the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887) to perform the functions of Assistant Collector 1st Grade;

(d) "Assistant Collector 2nd Grade" means and includes an officer as notified under the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887) to perform the functions of Assistant Collector 2nd Grade;

(e) "Collector" means and includes an officer as notified under the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887) to perform the functions of Collector;

(f) "Commissioner" means the Commissioner of the Division notified as such under the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887);

(g) "common area" means an area but not limited to an area or building within the abadi deh used for any common need, convenience or benefit of the community and shall include roads, paths, streets, public parks, drains, public toilets, ponds, tanks, wells, water courses, playgrounds, bus stands or waiting places, places used for public sittings and gatherings or for any such other purpose used by the inhabitants and any vacant site or plot in abadi deh which is vested in Panchayat under shamilat laws but does not include a building or area which houses an establishment/office/ institution under the control of the Central Government or the State Government;

(h) "courtyard" means an open space in and around the dwelling and residential area enclosed either by boundary wall, fencing, in form of barbed wire or any other means;

(i) "Financial Commissioner" means the Financial Commissioner, Revenue notified as such to perform the functions under the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887);

(j) "Government" means the Government of the State of Haryana in the administrative department;

(k) "occupier" means a person(s) who is in permanent possession of a built-up structure including dwelling and residential area along with its courtyard, shop and establishment, having rights akin to an owner, and is not in possession as a tenant, lessee, mortgagee, assignee or such other possession which is temporary in nature;

(l) "owner" means an occupier whose name is recorded in the final record of rights prepared under this Act;

(m) "ownership right" means the right of ownership recorded in the name of a person, Panchayat, Central Government or State Government, juristic person or any other entity but does not include the rights of a tenant, lessee, mortgagee or any other right which does not confer ownership;

(n) "Panchayat" means a Gram Panchayat constituted under the Haryana Panchayati Raj Act, 1994 (11 of 1994);

(o) "prescribed" means prescribed by rules made under this Act;

(p) "Revenue Officer" means and includes an officer as notified under the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887) to perform the functions of Revenue Officer;

(q) "Schedule" means the Schedule appended to this Act;

(r) "State Government" means the Government of the State of Haryana;

(s) "survey agency" means and include Survey of India or any other agency designated by the Government to act and perform functions under this Act;

(t) "Survey Officer" means an officer appointed by the Government to act and perform functions under this Act;

(u) "survey number" means the unique number assigned to each survey unit in the prescribed manner;

(v) "survey unit" means the area within the abadi deh, to which a survey number is assigned under this Act;

(w) "SVAMITVA scheme" means the Survey of Villages Abadi and Mapping with Improvised Technology in Village Areas Scheme for establishment of clear ownership of property in rural inhabitated abadi area.

(2) Words and expressions used in this Act but not defined herein shall have the same meaning as assigned to them in the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887).

Vesting of rights with occupier.

**3.** (1) Notwithstanding anything to the contrary contained in any other State law for the time being in force including clause (b) of sub-section (1) of section 4 of the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961), all rights, title and interests whatever in the land including ownership, which is situated within the abadi deh of a village whereupon a built-up structure in the form of dwelling and residential unit along with its courtyard, vacant land, plot, shop and establishment exist, shall be deemed to have been vested in the occupier of such land on the appointed day:

Provided that such vesting shall however be subject to the procedure laid down under this Act as regards preparation of standing record of rights:

Provided further that such land in abadi deh which was vested in the Panchayat as per clause (a) of sub-section (1) of section 4 of the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961) shall continue to remain vested in the Panchayat and shall not vest in the occupier as on the appointed day, except in the cases wherein possession is acknowledged, authorized or admitted in accordance with the provisions of the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961), in which eventuality, the land shall vest in such occupier, in accordance with the provisions of this Act.

(2) Nothing in this Act shall affect validity and enforcement of the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961) with regard to the land within the abadi deh which was vacant and vested in the Panchayat under clause (a) of sub-section (1) of section 4 of the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961).

Officers.

**4.** (1) The following officers shall perform the functions and exercise powers under this Act, namely: -

(a) Financial Commissioner;

(b) Commissioner;

(c) Collector;

(d) Assistant Collector 1st Grade;

(e) Assistant Collector 2nd Grade; and

(f) Survey Officer.

(2) Subject to the provisions of this Act, the officers shall have, for the purposes of discharging their functions under this Act, the same powers as are vested in a civil Court under the Code of Civil Procedure, 1908 (Central Act 5 of 1908), in respect of the following matters, namely:-

(i) the summoning and enforcing of attendance of any person and examining him;

(ii) requiring the discovery and production of documents;

(iii) receiving evidence on affidavit;

(iv) subject to the relevant provisions of the Bharatiya Sakshya Adhiniyam, 2023 (Central Act 47 of 2023), requisitioning any public record or document or copy of such record or document from any office; and

(v) issuing commission(s) for the examination of witnesses or documents.

Superintendence and control of officers.

**5.** (1) The superintendence and control over all officers in their administrative functioning under this Act shall vest in the Financial Commissioner.

(2) Subject to the superintendence and control of the Financial Commissioner, the Commissioner of the division shall have control over all officers within his division.

(3) Subject as aforesaid and to the control of the Commissioner, the Collector shall have control over all the officers within his district.

Survey and mapping.

**6.** (1) The Government may, by notification, appoint one or more Survey Officer(s) for abadi deh area(s) in a Tehsil to conduct a survey for the purposes of this Act.

(2) The Government may itself or through an agency get a survey conducted and mapping done or may consider the survey from the appointed day and as conducted under the SVAMITVA scheme of such area to determine the boundary of the abadi deh, define the area and dimension of each survey unit and assign a unique survey number to each such unit.

(3) Field book shall be prepared for each survey unit in the manner and format as provided in Schedule-I, giving therein the details as regards the dimension, area, type and user of survey unit and such other details, which shall be recorded in such manner, as may be prescribed.

(4) The survey report and map prepared of the area shall be submitted to the Assistant Collector 2nd Grade for the purpose of preparing the standing record of rights in the survey units.

(5) A map prepared under sub-section (2) along with the field book shall form part of record of rights and shall have the feature of permanency so far as record of rights is concerned along with the statement showing nature and extent of interest of the persons who are occupier(s)/tenant(s)/lessees/assignee(s) in the survey unit.

(6) Notwithstanding anything contained in this Act, the survey and mapping done by an agency of the Central Government or the State Government for identifying the boundary of an abadi deh and demarcating the units within the abadi deh in accordance with the instructions, directions or orders issued by the Government from time to time, before the commencement of this Act, shall be deemed to have been done under this Act and shall be considered as a valid and legal document for all intents and purposes under this Act.

Power to enter.

**7.** The Survey Officer or any person authorized by the Government to act as such may enter, when necessary for the purpose of measurement, demarcation, fixation or inspection of boundaries or boundary marks, or for any other purpose connected with the lawful exercise of his office under the provisions of this Act, upon any land or premises, whether belonging to Government or to private individual:

Provided that no premises used as human dwelling shall be entered upon, except with the consent of the occupier thereof or without serving on the occupier a notice of not less than three days in the manner, as may be prescribed and in case of refusal to receive, by affixing a copy of such notice on the unit:

Provided further that due regard shall always be paid to the social and religious prejudices of the occupier.

Standing record of rights.

**8.** There shall be a standing record of rights for each abadi deh area, which may comprise of the following, namely: -

(i) statement showing-

(a) the persons who are owners, tenants, lessees or assignees of land within abadi deh in the village or who are entitled to receive any of the rent, profit and to occupy land therein;

(b) the nature and extent of the interests of those persons and the conditions and liabilities attaching thereto;

(c) the rent, rate, cess or other payments due from and to each of those persons and to the Government; or

(ii) the record of ownership rights of each survey unit; or

(iii) the survey reports and maps prepared; or

(iv) Property Identification Right Certificate/ Svamitva Rights Certificate/Certificate/ Deed of Title/Ownership; or

(v) genealogical or pedigree table of the owner; or

(vi) the record of proceedings of the meetings of the village committee; or

(vii) such other document, as may be prescribed.

Inquiry by Assistant Collector 2nd Grade.

**9.** (1) The Assistant Collector 2nd Grade shall constitute a village committee comprising of the following for identifying the ownership rights of the occupiers in the survey unit, namely:-

(a) the Sarpanch of the Panchayat;

(b) the Lambardar of the village of which standing records of right is to be prepared;

(c) one-woman Panch of the Panchayat, if any or one-woman nominated by Gram Sabha;

(d) one Panch belonging to Scheduled Castes/ Backward Class;

(e) any other member, as may be specified by the Government.

(2) The Assistant Collector 2nd Grade, in respect of the abadi deh of which the standing record of rights is to be prepared, shall inform the inhabitants of the area about the proposal of such record for each of the survey unit, in the manner, as may be prescribed.

Preparation of draft standing record of rights.

**10.** (1) The Assistant Collector 2nd Grade, after due deliberation and consultation with the village committee shall in summary manner, as may be prescribed, record the proposed entries of owners, their ownership rights of the boundaries of the survey unit in the standing record of rights as per Schedule-II, as on the appointed day.

(2) The entry of owner and his ownership rights shall be recorded by the Assistant Collector 2nd Grade in the name of -

(i) the occupier of a built-up structure including dwelling and residential area along with its courtyard, vacant land, plot, shop and establishment:

Provided that in the case of co-occupier, ownership rights shall be recorded in their respective share, unless the share is expressly relinquished or released in favour of the occupier to be recorded in the manner, as may be prescribed;

(ii) the panchayat for the common area and such land which is vested in the Panchayat as per clause (a) of sub-section (1) of section 4 of the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961), except in cases wherein possession is acknowledged, authorized or admitted in accordance with the provisions of the Haryana Village Common Lands (Regulation) Act, 1961 (Punjab Act 18 of 1961);

(iii) the Central Government or State Government or juristic person or other entity in respect of the land or institutions owned by it:

Provided that the Assistant Collector 2nd Grade while making the aforesaid entry shall take into consideration any change on account of inheritance, transfer, gift etc., which might have taken place in between the appointed day and preparation of record of rights.

(3) In the preparation of record of rights under sub-sections (1) and (2), if a survey unit is found to be sub-divided, which escaped the attention of the Survey Officer at the time of survey, the Assistant Collector 2nd Grade shall assign a unique number to each such survey unit.

Display of record.

**11.** The survey map prepared under section 6 with demarcation, boundary and area of the survey unit as per Schedule-II, shall for the purposes of inviting objections be displayed on the website to be specified by the Government, at a conspicuous place in the village such as Panchayat ghar, village co-operative society, patwar khana, dharamshala, community centre, gram sachivalya, citizen service centre or common religious places and a copy thereof shall be supplied to the Panchayat through the Sarpanch of the village, in such manner, as may be prescribed.

Raising of objections and decisions thereof.

**12.** (1) Any person aggrieved by the demarcation of any boundary in the survey record or an entry regarding the ownership rights in the draft standing record of rights in a survey unit, may within ninety days from the date of display of record in the manner as provided in section 11, file objections about the correctness thereof before the Assistant Collector 2nd Grade as per Schedule-III:

Provided that the Assistant Collector 2nd Grade may entertain objection(s) after the expiry of such period if it is satisfied that there was sufficient cause for not filing the objections within that period.

(2) The Assistant Collector 2nd Grade after hearing the parties and perusing the record, if any, shall make necessary correction of the boundaries in the survey map and ascertain the best entitled occupier to be recorded as the owner of the survey unit and pass an order in this regard by recording reasons within a period of ninety days from the date, the parties interested puts in appearance or is proceeded against ex-parte.

(3) Any correction or amendment made in the area, boundary or dimension of a survey unit while passing an order be incorporated by the Assistant Collector 2nd Grade in red ink in the field book.

(4) The Assistant Collector 2nd Grade may take into consideration such relevant and material document or writing prepared in course of documentation, for the purposes of this Act.

Preparation of final standing record of rights.

**13.** (1) In case no objection is filed within the period provided under sub-section (1) of section 12 for any entry recorded under section 10, the same shall be treated as final and shall be recorded as such in the final record of rights in the format provided in Schedule-IV.

(2) In case of any objection recorded under sub-section (1) of section 12, the entry in record of rights shall be made in accordance with the decision taken under sub-section (2) of section 12, after the expiry of period of thirty days from the date of such decision.

(3) The standing record of rights finalized by the Assistant Collector 2nd Grade shall be amended or modified in accordance with the decision in appeal, review or revision, as the case may be.

(4) The Assistant Collector 2nd Grade shall issue a SVAMITVA Rights Certificate/ Property Identification Right Certificate/Certificate/Deed of Title/Ownership to the occupier, whose name is recorded in the final record of rights in such form, as may be prescribed, unless rebutted.

(5) Notwithstanding anything contained in this Act, the certificate issued by any authority acting under the directions of the Government or any other department of the State Government on appointed day, shall be deemed to have been issued under this Act.

(6) Any person aggrieved with the entry as recorded, shall have the right to invoke the provisions of appeal, review and revision, as the case may be, provided under this Act and the limitation period for such cases shall commence from the date of commencement of this Act.

Appeal.

**14.** (1) Any person aggrieved by an order passed by the Assistant Collector 2nd Grade under section 12 may, within thirty days of the passing of such order, file an appeal before the Assistant Collector 1st Grade:

Provided that the Assistant Collector 1st Grade may entertain an appeal after the expiry of the such period if it is satisfied that there was sufficient cause for not filing it within that period.

(2) The Assistant Collector 1st Grade after hearing the parties interested and likely to be affected either accept the appeal or dismiss the same by passing a reasoned order.

(3) Any person aggrieved by an order passed by the Assistant Collector 1st Grade under sub-section (2) may, within thirty days of the passing of such order, further appeal to the Collector, who shall after hearing the parties interested and likely to be affected either accept the appeal or dismiss the same by passing a reasoned order.

(4) Appeals filed under sub-sections (2) and (3) shall be decided by the Assistant Collector 1st Grade and the Collector, as the case may be, within sixty days from the date the respondent puts in appearance or is proceeded against ex-parte unless for reasons to be recorded in writing or it is directed otherwise.

(5) An appellate authority shall not remand a case except where it is established from the record that an adverse order has been passed against a necessary party who was not duly served.

Review.

**15.** The Assistant Collector 2nd Grade, the Assistant Collector 1st Grade and the Collector may, within sixty days of the order sought to be reviewed either on their own motion or on the application of a party interested, after notice to the party likely to be affected and after giving reasonable opportunity of hearing, review and on so reviewing, modify, reverse or confirm any order passed by him:

Provided that-

(i) when an Assistant Collector 2nd Grade finds it necessary to review any order, he shall first obtain the sanction of the Assistant Collector 1st Grade;

(ii) when an Assistant Collector 1st Grade finds it necessary to review any order, he shall first obtain the sanction of the Collector;

(iii) when a Collector finds it necessary to review any order, he shall first obtain the sanction of the Commissioner;

(iv) when any such order is modified or reversed on review by the Assistant Collector 2nd Grade or the Assistant Collector 1st Grade, an appeal shall lie against the order of the Assistant Collector 2nd Grade to the Assistant Collector 1st Grade and from the order of the Assistant Collector 1st Grade to the Collector and the order on such appeal shall be final;

(v) an order against which an appeal or revision has been preferred shall not be reviewed; and

(vi) an appeal shall not lie from an order refusing or granting permission to review or confirming on review a previous order.

Revision by Commissioner.

**16.** The Commissioner may, on an application of an aggrieved party within sixty days of an order being passed, or on its own motion, call for and examine the records relating to any order passed or proceedings taken under this Act for the purpose of satisfying himself as to the legality or propriety of such order or proceedings and after hearing the affected parties, may pass such order in relation thereto as he may deem fit or modify or reverse or confirm any order passed under this Act.

Transfer of record to the District Collector.

**17.** (1) After preparation and finalization of the standing record of rights of the abadi deh area, the Assistant Collector 2nd Grade shall attest and transfer the same to the District Collector concerned, which shall be consigned to the district office.

(2) One set of the standing record of rights as prepared shall be maintained with the concerned Patwari. The mutations thereafter shall be recorded based on the standing record of rights as per Schedule-V.

Application of Chapter IV of Punjab Act XVII of 1887.

**18.** The provisions of Chapter IV of the Haryana Land Revenue Act, 1887 (Punjab Act XVII of 1887) after transfer of the record under section 17 of this Act shall apply mutatis mutandis to such record.

Consensual partition of survey units.

**19.** In case where all the co-owners have reached to the consensus about the partition of the survey units situated within the abadi deh, the Assistant Collector 2nd Grade shall finalize the record of rights by passing an order:

Provided that the Assistant Collector 2nd Grade after examining such co- owners of the survey unit and other persons, may, if he is of the opinion that survey unit is impartible or the partition is impractical, and there is good and sufficient cause to disallow the partition, may refuse partition of the survey unit after recording the grounds of his refusal, by passing a speaking order.

Dispute as to partition.

**20.** In case of dispute, an application for the partition of a survey unit shall lie before the Assistant Collector 2nd Grade in such manner, as may be prescribed. The Assistant Collector 2nd Grade shall issue notice to all the co-owners as mentioned in the final record of rights of the survey units and shall proceed to adjudicate in the manner and within such period, as may be prescribed.

Appeal in case of partition.

**21.** (1) Any person aggrieved by an order passed by the Assistant Collector 2nd Grade under section 20 may, within thirty days of the passing of such order, file an appeal before the Assistant Collector 1st Grade:

Provided that the Assistant Collector 1st Grade may entertain an appeal after the expiry of the such period if it is satisfied that there was sufficient cause for not filing it within that period.

(2) The Assistant Collector 1st Grade after hearing the parties interested and likely to be affected either accept the appeal or dismiss the same by passing a reasoned order.

(3) Any person aggrieved by an order passed by the Assistant Collector 1st Grade under sub-section (2) may, within thirty days of the passing of such order, further appeal to the Collector, who shall after hearing the parties interested and likely to be affected either accept the appeal or dismiss the same by passing a reasoned order.

(4) Appeals filed under sub-sections (2) and (3) shall be decided by the Assistant Collector 1st Grade and the Collector, as the case may be, within sixty days from the date the respondent puts in appearance or is proceeded against ex-parte unless for reasons to be recorded in writing or it is directed otherwise.

(5) An appellate authority shall not remand a case except where it is established from the record that an adverse order has been passed against a necessary party who was not duly served.

Summoning.

**22.** (1) A summon issued by an officer appointed under this Act shall be served-

(i) personally, on the person to whom it is addressed;

(ii) his recognized agent; or

(iii) an adult member of his family usually residing with him.

(2) A summon may be served by pasting a copy thereof at the usual or last known place of residence of the person to whom it is addressed.

(3) A summon may, if an officer appointed under this Act so directs, be served on the person named therein, either in addition to, or in substitution for, any other mode of service, by forwarding the summons by post in a letter addressed to the person and registered under Chapter VI of the Indian Post Office Act, 1898 (Central Act VI of 1898), or sent through a reputed courier agency notified by the Government in this regard.

(4) When a summon is so forwarded in the form of a letter, and it is proved that the letter was properly addressed and duly posted and registered, the officer appointed under this Act may presume that the summon was served at the time when receipt of its delivery is furnished:

Provided that in case of a letter sent through registered post, its delivery may be presumed after thirty days in case it is not received back undelivered within such period.

(5) A summon may be served on the person named therein by publication of the contents thereof in a daily Hindi newspaper having vide circulation in the area:

Provided that if the summon relates to a case in which persons having the same interest are so numerous that personal service on all of them is not reasonably practicable, it may, in the first instance and if the officer appointed under this Act so directs, be served by delivery of a copy thereof to such of those persons as the officer appointed under this Act nominates in this behalf, and by publication of the contents thereof in a daily Hindi newspaper having wide circulation in the area, for the information of the other persons interested.

(6) The summon may be served through Short Message Service or email or through any other electronic mode at the phone number or e-mail address otherwise known or made known to the officer appointed under this Act:

Provided that if service is effected through any of the above modes, a printout of the delivery of summons shall be placed on the record.

(7) Any notice, order of proclamation or copy of any such document issued by an officer under this Act for service on any person shall be served in the same manner as provided in this section for the service of a summons.

(8) In case of service of summons through any of the modes referred to in above sub-sections, a printout of the delivery of summons shall be placed on the record, which shall be substantive proof of service of summons.

Presumption in favour of entries in standing record of rights.

**23.** Any entry made in a standing record of rights in accordance with the provisions of this Act shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted thereof.

Bar of jurisdiction.

**24.** No civil Court shall have any jurisdiction to entertain or decide any question relating to matters falling under this Act.

Correction of clerical errors.

**25.** The clerical or arithmetical mistakes in any order passed by any officer under this Act may, at any time be corrected by the authority concerned either on its own motion or on the application of any of the parties and an intimation of such correction shall be made to the parties free of charges and also to the concerned officer for its implementation.

Protection of action taken in good faith.

**26.** No suit, prosecution or other legal proceeding shall lie against any officer under this Act or any official acting under the directions of such officer, for anything which is in good faith done or intended to be done under the provisions of this Act or any rules made thereunder.

Power to remove difficulties.

**27.** (1) If any difficulty arises in giving effect to the provisions of this Act, the Government may, by order published in the Official Gazette, make such provisions, not inconsistent with the provisions of this Act as appear to it to be necessary or expedient for removing the difficulty:

Provided that no such order shall be made after the expiry of a period of two years from the date of commencement of this Act.

(2) Every order made under this section shall, as soon as may be, after it is made, be laid before the State Legislature.

Power to enter premises.

**28.** The officer under this Act may, in the discharge of his official duty, enter upon and survey land, put and erect survey marks thereon and demarcate the boundaries thereof and do all such acts necessary for carrying out the provisions of this Act, in such manner, as may be prescribed.

Fine and reward.

**29.** (1) If any person willfully destroys, dismantles or without lawful authority removes a survey or demarcation mark lawfully erected or put, the Assistant Collector 1st Grade shall impose a fine not exceeding one thousand rupees for each mark so destroyed, dismantled or removed, as may, in the opinion of such officer be necessary to defray the expenses of restoring the same and rewarding the person, if any, who gave information of the destruction, dismantling or removal.

(2) The amount of fine levied under sub-section (1), if not paid in the manner as prescribed, shall be recoverable as the arrears of land revenue.

Power to make rules.

**30.** (1) The Government may, by notification, in the Official Gazette, make rules for carrying out the purposes of this Act.

(2) Every rule made under this Act shall be laid as soon as may be after it is made, before the State Legislature.

Savings.

**31.** Anything done or any action taken by the Government from the appointed day, under the SVAMITVA scheme, Chapter 7A of Haryana Land Records Manual and the orders issued by the Government from time to time in relation to the purposes of this Act shall be deemed to have been done or taken under this Act.

Repeal and savings.

**32.** (1) The Haryana Abadi Deh (Vesting, Recording and Resolving of Ownership Rights) Ordinance, 2025 (Haryana Ordinance No. 6 of 2025), is hereby repealed.

(2) Notwithstanding such repeal, anything done or any action taken under the said Ordinance shall be deemed to have been done or taken under this Act.

Schedule – I

[see section 6(3)]

Record-of Rights – *Abadi Deh (lal dora)*

(Field Book)

Revenue Estate _____, H.B. No. _____ (Abadi Deh), Tehsil _____, District _____.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|
| Sr. No. | Name of Locality, wherever identifiable | Survey unit Number | Dimensions in Meter & Centimeter/ Yard, Feet and Inch<br><br>Boundaries<br>East:<br>West:<br>South:<br>North: | Total Area in Sq. meters & Sq. Yards. | Type of Property.* | Remarks / Corrections and amendments, if any, made to columns 2 to 6 in appeals, revision etc. to be recorded in red ink. |

Field Kanungo Patwari

*Type – whether house, shop, institution, common area, path etc.

Note : The survey of the abadi deh depicting the number of the survey unit shall be submitted with this Schedule.

Assistant Collector 2nd Grade

Schedule – II

[see section 10(1)]

Record-of-Rights – *Abadi Deh*

(Draft record of entries of owner in a survey unit)

Name of the Village _____, Revenue Estate _____, H.B. No. _____, Tehsil _____, District _____.

Financial Year:

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|
| Sr. No. of proprietorship | Name of Locality, wherever identifiable | Name of owner (Panchayat & Govt. and its entities / private owner with father & grand-father's or husband & husband's father's name and extent of share of each, if there are more than one co-sharer in a survey unit | Survey unit No. | Dimensions in Meters & Centimeter/ Yard, Feet and inch Boundaries East: West: South: North: | Area in Sq. meters & Sq. Yards. | Type of Property. | Remarks |

Field Kanungo Patwari

Assistant Collector 2nd Grade

Schedule – III

[see section 12(1)]

Record-of-Rights – Abadi Deh

(Objections with regard to Survey units)

Name of the Village _____, Revenue Estate _____, H.B. No. _____, Tehsil _____, District _____.

To

The Revenue Officer

Tehsil _____, District _____.

Subject: - Objections with regard to survey Unit No. _____.

Sir/Madam,

The applicant submits the following objection(s) in relation to (tick one):-

(i) Dimension, measurement, boundary or area;

(ii) Ownership / Proprietary rights; or

(iii) Both the above.

(iv) Any other objection.

Brief description of the objection(s):

Place: (Signature of the applicant/objector)

Date: Name (with ID Proof):

Father's & Grandfather's or Husband's & Husband's father Name:

Complete Address:

Note: In case of Panchayat and Government and its entities, the objection shall be filed by them in this form as well.

Schedule – IV

[see section 13(1)]

Record of Rights – Abadi Deh

(Final record of rights of the survey units)

Name of the Village _____, Revenue Estate _____, H.B. No. _____, Tehsil _____, District _____.

Financial Year:

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|
| Sr. No. of proprietorship | Name of Locality, wherever identifiable | Name of owner (Panchayat and Government and its entities / private owner with father & grand-father's or husband & husband's father's name and extent of share of each, if there are more than one co-sharer in a survey unit | Survey unit No. | Dimensions in Meter & centimeter/ Yard, Feet and Inch<br><br>Boundaries<br>East:<br>West:<br>South:<br>North: | Area in Sq. meters & Sq. Yards. | Type of Property. | Remarks |

It is certified that all necessary corrections have been made and entries in the record of rights are complete and correct in all respects.

Patwari Field Kanungo

Assistant Collector 2nd Grade/Assistant Collector 1st Grade

Place:
Date:

Schedule-V

[see section 17(2)]

Records of Rights – Abadi Deh
(Register of Mutations)

Revenue Estate _____, H.B. No. _____ (Abadi Deh), Tehsil _____, District _____.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Entry in last jamabandi abadi deh, which is proposed to be corrected. | | | | New entry which is proposed to substitute | | | | | | |
| Sr. No. | No. of holding as in last jamabandi abadi deh | Owner's name, father's name, grand-father's name / husband's name, husband's father's name, extent of share | Survey unit No. | Area and type ( in Meter & centimeters / Yard / Foot & inch) | No. of holding in new jamabandi abadi deh | Owner's name, father's name, grand-father's name / husband's name, husband's father's name, extent of share | Survey Unit No. | Area and type ( in Meter & centimeters / Yard / Foot & inch) | Nature and date of transfer, with price in case of sale and amount of mortgage debt in case of mortgage | Mutation fee | Reports and orders. |

RITU GARG,
ADMINISTRATIVE SECRETARY TO GOVERNMENT, HARYANA,
LAW AND LEGISLATIVE DEPARTMENT.

12369—L.R.—H.G.P., Pkl.